

**DEVELOPMENT SUMMARY**

**PARCEL # (OWNER):**  
 21909112 (WAYNE & SHIRLEY CREIGHTON)  
 21909113 (DANNY KEATON)  
 21909114 (CHRISTY R ROBERTSON)  
 21909115 (ELIZABETH ANN GORDON)  
 21909116 (WAYNE & SHIRLEY CREIGHTON)  
 21909117 (DANNY KEATON)  
 21909119 (ELIZABETH ANN GORDON)  
 21909130 (WAYNE & SHIRLEY CREIGHTON)  
 21909131 (RICHARD CREIGHTON)  
 21909132 (DANNY KEATON)  
 21909133 (DANNY KEATON)

**DEVELOPER:**  
 DR HORTON  
 8001 ARROWRIDGE BLVD.  
 CHARLOTTE, NC 28273  
 CONTACT: MARTY DAVIS  
 PHONE NUMBER: 980-666-0328  
 WMDAVIS@DRHORTON.COM

**DESIGN ENGINEER:**  
 W.K. DICKSON - EDWIN SUDDRETH, PE  
 11213 W. MOREHEAD STREET, SUITE 300  
 CHARLOTTE, NC 28208  
 PHONE NUMBER: (704) 334-5348  
 ESUDDRETH@WKDICKSON.COM

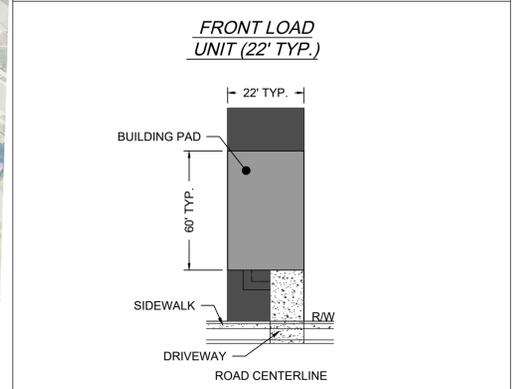
**EXISTING ZONING:** R3 (RESIDENTIAL)  
**GIS PARCEL ACREAGE:** ≈26.20 AC  
**EXISTING USE:** SINGLE FAMILY & VACANT  
**PROPOSED USE:** SINGLE-FAMILY ATTACHED TOWNHOMES  
**PROPOSED ZONING:** R-8MF (CD)  
**TOTAL NUMBER OF UNITS:** 175  
**PROPOSED DENSITY:** 6.68 D.U./A (≈26.20 AC.)  
**RIGHT-OF-WAY WIDTH:** 56'  
**TREE SAVE/NATURAL AREA:** ≈26.20 AC.  
**OVERALL SITE:** ≈26.20 AC.  
**AREA USED FOR TREE SAVE CALC:** ≈25.22 AC.  
**REQUIRED TREE SAVE:** 3.93 AC. (15.0%)  
**TREE SAVE PROVIDED:** >3.93 AC (>15.0%)

**OPEN SPACE AREA:**  
**OVERALL SITE:** ≈26.20 AC.  
**AREA IN HAMILTON ROAD R/W:** ≈0.98 AC.  
**AREA USED FOR OPEN SPACE CALC:** ≈25.22 AC.  
**OPEN SPACE REQUIRED:** 12.61 AC. (50%)  
**PROVIDED OPEN SPACE:** >12.61 AC. (50%)

**SETBACKS:**  
**MINOR THOROUGHFARE:** 30'  
**LOCAL & COLLECTOR:** 27' (15' WHERE IN COMPLIANCE WITH 9.303(19)(F) ALONG LOCAL AND COLLECTOR STREETS  
**SIDE YARD:** 10' (20' WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND)  
**REAR YARD:** 40' (50' WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND)  
**BUILDING SEPERATION MINIMUM:** 16'

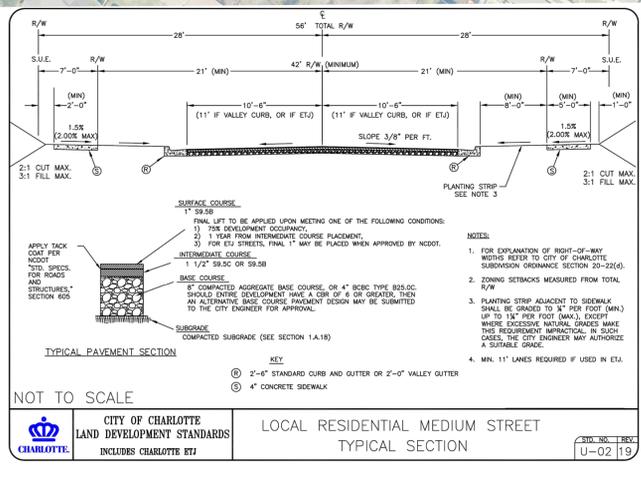
**LEGEND:**

- TREE SAVE
- 37.5' CLASS C BUFFER W/ BERM/FENCE
- 50' CLASS C PERIMETER BUFFER OR 37.5' CLASS C BUFFER WITH BERM OR FENCE



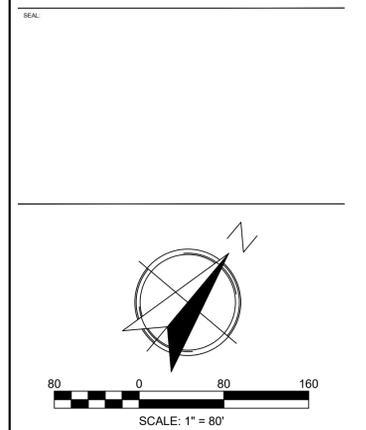
- NOTES:**
- 20' GARAGE SETBACK FROM BACK OF R/W OR BACK OF SIDEWALK, WHICHEVER IS GREATER, ALONG PUBLIC STREETS.
  - PRODUCT/LOT WIDTH ARE SCHEMATIC IN NATURE AND MAY DIFFER THAN 22' AS SHOWN ON TYPICAL TOWNHOUSE UNIT.
  - MINIMUM 8' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 1 PARKING SPACE.
  - SINGLE CAR GARAGE SHALL ACCOUNT FOR 1 PARKING SPACE.

- GENERAL NOTES:**
- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  - ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS; HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT.
  - BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
  - CLASS C BUFFER CAN BE DISTURBED AND REPLANTED AS NEEDED FOR ALL PROJECT DEVELOPMENT INCLUDING BUT NOT LIMITED TO GRADING, FENCE INSTALLATION, BERM PLACEMENT AND UTILITY INSTALLATION.



**Hamilton Road Townhomes**  
 Conditional Rezoning  
 Petition # 2020-133

**Conceptual Site Plan**



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	JULY 2020
DRAWING NUMBER:	2019049300.CL

WKD PROJ. NO.:

REVISION	DATE	COMMENT
1	11/16/2020	1 - 1ST ROUND COMMENTS REVISION

REZONING PLAN

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**DEVELOPMENT DATA TABLE:**

SITE AREA: +/- 26 ACRES  
 TAX PARCELS: 219-091-19, 219-091-15, 219-091-12, 219-091-17, 219-091-33, 219-091-14, 219-091-13, 219-091-32, 219-091-16, 219-091-31, AND 219-091-30  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: R-8MF (CD)  
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
 PROPOSED USES: UP TO 175 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS  
 MAXIMUM BUILDING HEIGHT: UP TO FORTY (40) FEET, AS MEASURED PER THE ORDINANCE  
 PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

**I. GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY D.R. HORTON (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 26-ACRE SITE LOCATED ON THE SOUTHERN SIDE OF HAMILTON ROAD BETWEEN YOUNGBLOOD ROAD AND STEELE CREEK ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 219-091-19, 219-091-15, 219-091-12, 219-091-17, 219-091-33, 219-091-14, 219-091-13, 219-091-32, 219-091-16, 219-091-31, AND 219-091-30.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**II. PERMITTED USES**

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 175 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8MF ZONING DISTRICT.

**III. TRANSPORTATION**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT). THE SITE SHALL HAVE A MAXIMUM OF ONE (1) VEHICULAR ACCESS POINT ALONG HAMILTON ROAD.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
- THE PETITIONER SHALL INSTALL A THREE-LANE CROSS SECTION ALONG THE SITE'S FRONTAGE OF HAMILTON ROAD TO THE WESTERN HAMILTON ROAD TERMINUS OF THE NCDOT INTERSECTION IMPROVEMENT PROJECT AT HAMILTON ROAD & STEELE CREEK ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN. LEFT TURN LANE, TAPERS AND MEDIAN STRIPING AT THE INTERSECTION OF HAMILTON ROAD AND PUBLIC ROAD A WILL BE DESIGNED ACCORDING TO NCDOT STANDARDS.
- PETITIONER SHALL CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON STEELE CREEK ROAD ONTO WINGED TEAL ROAD, TO BE COORDINATED WITH NCDOT DURING THE PERMITTING STAGE OF DEVELOPMENT.
- PETITIONER AGREES TO PARTICIPATE IN COORDINATION OF A SOUTHBOUND LEFT-TURN LANE ON YOUNGBLOOD ROAD TO TURN ON HAMILTON ROAD, JOINTLY WITH THE DEVELOPER OF THE COVES AT LAKE WYLIE. PETITIONER IS WILLING TO MAKE A MONETARY CONTRIBUTION FOR UP TO HALF THE INSTALLATION COST FOR THE LEFT-TURN LANE.
- PETITIONER SHALL CONSTRUCT A PLANTING STRIP AND TWELVE (12) FOOT MULTI-USE PATH ALONG THE SITE'S HAMILTON ROAD FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

**IV. ARCHITECTURAL STANDARDS**

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDPLANK"), AND/OR VINYL SIDING.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, WINDOW TREATMENTS, SCONCES, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ENHANCEMENTS.
- FOR UNITS FRONTING HAMILTON ROAD, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN (10) FEET ON ALL BUILDING LEVELS.
- ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
- GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHOULD MINIMIZE VISUAL IMPACT BY PROVIDING ARCHITECTURAL TREATMENTS SUCH AS, BUT NOT LIMITED TO, TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING OR BY PROVIDING A PORCH OR STOOP PROJECTING OUT FROM THE SAME WALL PLANE AS THE GARAGE DOORS.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- THE PETITIONER SHALL PROVIDE A MINIMUM 1/4-ACRE AMENITY AREA AS GENERALLY DEPICTED ON THE REZONING PLAN, WHICH WILL INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING: POOL, CABANA, GAZEBO, MAIL KIOSKS, PET PARK, PLAYGROUND, PICNIC AREA, OR SEATING AREA WITH ENHANCED LANDSCAPING.
- WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- THE PETITIONER SHALL SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
- TOWNHOME BUILDINGS SHALL BE LIMITED TO FIVE (5) INDIVIDUAL UNITS OR FEWER EXCEPT WHERE SHOWN ON THE PLAN, WHERE A MAXIMUM OF SIX (6) UNITS PER BUILDING WILL BE PERMITTED.

**V. ENVIRONMENTAL FEATURES**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- FOR PARCELS WITHIN THE ADJOINING SINGLE-FAMILY SUBDIVISION RECEIVING STORM WATER DISCHARGE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THESE PARCELS. IF FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNERS TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THESE PARCELS.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- TO ACCOMMODATE STREET TREES AND THE REQUIRED MINIMUM PLANTING AREA, STREET TREES CAN BE PLANTED OUTSIDE OF PLATTING STRIP AND BEHIND SIDEWALK AS NEEDED.

**VI. LIGHTING**

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

**VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



1213 W. MOREHEAD STREET, SUITE 300  
 CHARLOTTE, NC 28208  
 (704) 334-5348  
 (704) 334-0078

WWW.WKDICKSON.COM

NC LICENSE NO. F-0374

CLIENT:



PROJECT:

**Hamilton Road  
 Townhomes  
 Conditional Rezoning  
 Petition # 2020-133**

SHEET TITLE:

**Development  
 Standards**

SEAL:

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	JULY 2020
DRAWING NUMBER:	2019048900.CL

**1.1**

WKD PROJ. NO.:

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	11/16/2020	1 - 1ST ROUND COMMENTS REVISION

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